

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS SE-63 AND SE-64 IN THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Milton Kamenides has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-63 and SE-64 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62 H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Milton Kamenides be and hereby is tentatively designated as Redeveloper of Disposition Parcels SE-63 and SE-64 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions;
and

(iii) Final Working Drawings and Specifications;
and

(iv) Proposed development and rental schedule.

2. That disposal of Parcels SE-63 and SE-64 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

July 27, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: KANE SIMONIAN, SECRETARY

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
REUSE PARCELS SE-63/75 EAST BERKELEY STREET AND
SE-64/77 EAST BERKELEY STREET

SUMMARY: This memorandum requests that the Authority designate Milton Kamenides d/b/a Kamco Realty Inc., as the Redeveloper of Reuse Parcels SE-63 and SE-64 in the South End Urban Renewal Area.

Parcels SE-63 and SE-64 are two (2) four story brick mixed-use buildings, each on approximately 1,400 square foot lots located at 75 and 77 East Berkeley Street. These buildings were publicly advertised on July 25, 1976 for Sales Housing.

Milton Kamenides d/b/a/ Kamco Realty Inc., is presently a tenant of this Authority under the account listed as Dover Bargin Store Inc. Mr. Kamenides has been in business in the South End for over twenty five (25) years.

Mr. Kamenides has contracted architect David Rib who will submit proposals for the rehabilitation of 75 and 77 East Berkeley Street which will conform with this Authority's standards, guidelines and renewal plan. His proposal calls for six (6) dwelling units and one (1) commercial usage on the first floor for a total expenditure of \$197,160.00. Financing will be obtained from HUD Section 312 financing, or from a private institution.

I, therefore, recommend that the Authority tentatively designate Milton Kamenides d/b/a as Kamco Realty Inc., as redeveloper of SE-63 and SE-64 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

